



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 19-107729-LM

Project Name/Address: 1001 Office Towers - Storm Drain Re-route and
Building Demolition / 1001 106th Avenue NE

Planner: Toni Pratt

Phone Number: 425-452-5374

Minimum Comment Period: May 09, 2019

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☐ ☐ ☐ Plans
- ☐ ☐ ☐ Other:

OTHERS TO RECEIVE THIS DOCUMENT:

- ☐ State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- ☐ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ☐ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- ☒ Attorney General ecyolyef@atg.wa.gov
- ☐ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



DEVELOPMENT SERVICES DEPARTMENT
450 110TH AVENUE NE
BELLEVUE, WA 98009-9012

04/09/19
Annotated by Senior Planner
A. Faheem Darab

SEPA Environmental Checklist

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of checklist:

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

Received
MAR 15 2019
Permit Processing

A. Background [\[help\]](#)

- ✓ 1. Name of proposed project, if applicable: [\[help\]](#)

1001 Office Towers - Stormdrain Re-route and Building Demolition

- ✓ 2. Name of applicant: [\[help\]](#)

TC Northwest Development, Inc.

- ✓ 3. Address and phone number of applicant and contact person: [\[help\]](#)

Jeff Kiser, TC Northwest Development, Inc., 600 University St., Suite 902, Seattle, WA 98101 206-694-5826

- ✓ 4. Date checklist prepared: [\[help\]](#)

November 27, 2018

- ✓ 5. Agency requesting checklist: [\[help\]](#)

City of Bellevue Development Services Department

- ✓ 6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

It is proposed that the stormdrain re-route and building demolition project begin in spring 2019 with completion by late summer 2019.

- ✓ 7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

Re-routing of the existing stormdrain on-site and building demolition is necessary regardless of any subsequent development that may occur. A proposal has been submitted to the City of Bellevue for a twin office tower project on this site.

- ✓ 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

- Stormwater Management Design Report, DCI Engineers, November 2018

- ✓ 9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

There is a City of Bellevue MDP and ADR pending for approval of a twin office tower project that is proposed for the project site.

ADR # 18-129492-LD

MDP # 18-130092-LP

- ✓ 10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Utility Permit and Demolition Permit. clear and grade permit

- ✓ 11. Give brief, complete description of your proposal, including the proposed uses and the size of

the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

The proposed Storm Drain Re-route and Building Demolition project would involve:

- 1) Re-routing the existing 30-inch storm drain, which bisects the project site in a north-south direction. The storm drain would extend along the north drive lane of the property to the east, connecting with an existing City storm drain located in 106th Ave. NE. See Appendix A (A.11, Figures 3 and 4) for plans of existing conditions onsite and the proposed stormdrain re-route.*
- 2) Demolition of two buildings - a 29,620 square-foot structure that was formerly a Cadillac dealership and a 2,450 square-foot building that contain the service garage for the dealership.*

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The project site is located in downtown Bellevue on the northwest corner of NE 10th St. and 106th Ave. NE. See Appendix A, (A.12) for details concerning the project site (e.g., legal description, site plan, vicinity map, etc.)

B. Environmental Elements [\[help\]](#)

1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#) (select one): ☒ Flat, ☐ rolling, ☐ hilly, ☐ steep slopes, ☐ mountainous, other: *Click here to enter text.*

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)
The steepest slope on the project site is approximately 5 percent (8-ft. elevation drop over 160-ft. run).

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

Subsurface conditions on the project site generally consist of fill overlying glacial till overlying advance outwash deposits. Fill generally consists of medium dense to dense

silty sand with variable gravel content typically extending 3.5 to 8.5 feet below ground surface (bgs). In several areas of the site, fill material was not observed and glacial till was observed near ground surface. Glacial till was observed below the fill, extending to depths of approximately 38 to 54 feet bgs. Glacial till soils typically consist of dense to very dense sand with silt, gravel, and/or cobbles. Advance outwash deposits were observed below the glacial till soils and generally consist of very dense sand or gravel with silt and/or cobbles.

- / d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

There are no known mapped faults beneath the project site; therefore, the potential for surface rupture at the site is considered low. Soil and groundwater conditions indicate the potential for liquefaction, although liquefaction-induced hazards is also considered to be low.

- / e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

Approximately 485 cubic yards of excavation for the storm drain re-route project. Minimal fill would be necessary and would be expected to be sourced locally, if needed.

- / f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Erosion is possible as a result of any construction activity. Site work would expose soils, but implementation of a Temporary Erosion and Sedimentation Control (TESC) plan incorporating best management practices (BMPs) would mitigate potential impacts.

- / g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Approximately 95.3 percent of the project site is currently covered with impervious surfaces. The proposed Stormdrain Re-route and Building Demolition project will not significantly alter that percent of impervious coverage.

- / h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

No significant adverse earth-related impacts are anticipated and no mitigation is proposed. Clear and grade permit will address potential erosion.

2. Air [\[help\]](#)

- / a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

The proposed project could result in localized increases in

air quality emissions, including carbon monoxide as a result of construction vehicles and equipment operating onsite; and particulate emissions as a result of the limited amount of earthwork that would be associated with the storm drain re-route. None of the air quality emissions, however, would result in exceedance of ambient air quality standards.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

There are no offsite sources of air quality emissions or odors that may affect the proposed project.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

No significant adverse emissions or air quality-related impacts are anticipated. The following measures could be implemented to further control emissions and/or dust during construction:

The project has been designed to conform to applicable regulations and standards of agencies regulating air quality in Bellevue. These include the Environmental Protection Agency (EPA), Washington State Department of Ecology (DOE), and the Puget Sound Clean Air Agency (PSCAA). Specifically, demolition dust would be handled in accordance with PSCAA regulations and sprinklering during demolition and site removal.

3. Water [\[help\]](#)

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

The nearest surface water bodies are Lake Sturtevant, located approximately 0.75 miles east of the site, and Lake Washington, located approximately 0.75 miles southwest of the site.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

No. The project would not require any work over, in, or adjacent (within 200 feet) to any water body.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

No fill or dredge material would be placed in or removed

from any surface water body as a result of the proposed project.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
No. The proposed project would not require any surface water withdrawals or diversions.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)
No. The proposed project does not lie within a 100-year floodplain.
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)
No. There would be no discharge of waste materials to surface waters.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
No groundwater would be withdrawn or water discharged to groundwater.
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)
Waste material will not be discharged into the ground from septic tanks or other sources.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)
Existing impervious surfaces onsite would continue to be the source of runoff from the proposed project. Currently, stormwater runoff is collected onsite via a series of catch basins and routed to the existing City-maintained storm system in NE 10th Street or 106th Avenue NE. As noted, an existing 30-inch stormdrain enters the site from the north and connects to the storm drain system in NE 10th Street. Site storm drainage connects to the Meydenbauer Creek Drainage Basin.

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)
No. The proposed stormwater re-route and the TESC and BMPs implemented during construction of this utility would prevent waste materials from entering ground or surface waters.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)
No. The proposal would not alter or otherwise affect drainage patterns in the vicinity of the site. Stormwater on the site is currently collected and conveyed to the City's storm drainage system and the proposed system, including the stormdrain, which would be rerouted to the north site boundary, would continue the same drainage patterns.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)
No significant adverse surface, ground, runoff water or drainage pattern impacts are anticipated.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)
☒deciduous tree: alder, maple, aspen, other: *other*
☐evergreen tree: fir, cedar, pine, other: *other*
☒shrubs
☒grass
☐pasture
☐crop or grain
☐Orchards, vineyards or other permanent crops.
☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*
☐water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*
☐other types of vegetation: *Click here to enter text.*

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)
It is expected that some existing shrubs located along the north property line would be removed as a result of the stormdrain re-route project.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)
There are no known threatened or endangered plant species on or proximate to the project site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)
No additional landscaping is proposed in conjunction with the proposed Stormdrain Re-route and Building Demolition project.

- ✓ e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)
*The site is located in an urban, developed area and no known noxious weeds or invasive species are known to be on or near the site. Noxious weeds that are known to be present in King County include giant hogweed (*heracleum mantegazzianum*) and English ivy.*

5. Animals [\[help\]](#)

- ✓ a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: ☐hawk, ☐heron, ☐eagle, ☒songbirds, other: *seagulls, pigeons*

mammals: ☐deer, ☐bear, ☐elk, ☐beaver, other: *squirrels, rats*

fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, other: *None*

- ✓ b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)
The project site is located in an urban, developed area and no threatened or endangered species are known to be on or near the site.

- ✓ c. Is the site part of a migration route? If so, explain. [\[help\]](#)
Yes. The entire Puget Sound area is within the Pacific Flyway, which is a major north-south flyway for migratory birds in America, extending from Alaska to Patagonia, a region at the southern end of South America. Every year, migratory birds travel some or all of this distance both in spring and in fall, following food sources, heading to breeding grounds, or travelling to overwintering sites.

- ✓ d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)
No specific measures are proposed to enhance wildlife and/or habitat.

- ✓ e. List any invasive animal species known to be on or near the site. [\[help\]](#)
Invasive species known to be located in King County include European starling, house sparrow and eastern gray squirrel.

6. Energy and Natural Resources [\[help\]](#)

- ✓ a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)
Fuel (gasoline/diesel fuel) would be consumed by backhoes, trucks and other heavy equipment in the process of re-routing the stormdrain and demolishing existing buildings onsite. No energy sources would be necessary once the Stormdrain Re-route

and Building Demolition project is completed.

- ✓ b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. [\[help\]](#)

No. The proposed Stormdrain Re-route and Building Demolition project would not affect long-term solar access to adjacent properties.

- ✓ c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

No impacts are anticipated and no mitigation is necessary.

7. Environmental Health [\[help\]](#)

- ✓ a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

If so, describe. [\[help\]](#)

The completed Stormdrain Re-route and Building Demolition project would have no known environmental health hazards that could occur as a result of this proposal.

- ✓ 1) Describe any known or possible contamination at the site from present or past uses.

[\[help\]](#)

Previous Phase I and Phase II Environmental Site Assessment (ESA) investigations (completed in 2007) identified a localized area of petroleum contaminated soil on the site. Cleanup was to be performed during construction of the previously proposed high-rise residential project, which was never executed (Hanover Bellevue / Cadillac Site). The cleanup was planned as an independent remedial action under the Washington State Department of Ecology Voluntary Cleanup Program, in accordance with the Washington State Model Toxics Control Act (MTCA). A new ESA investigation is currently underway.

- ✓ 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None are known.

- ✓ 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

No toxic or hazardous chemicals would be stored, used or produced as part of the Stormdrain Re-route and Building Demolition project.

- ✓ 4) Describe special emergency services that might be required. [\[help\]](#)

No special emergency services are anticipated to be required as a result of the proposed project.

- ✓ 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)
As noted, the current ESA investigation that is now underway will identify, update and investigate any new, as well as previously-identified environmental conditions that may exist. Cleanup would occur in accordance with state and federal regulations.

b. Noise [\[help\]](#)

- ✓ 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)
Traffic noise associated with adjacent streets is relatively high at certain times of the day. Traffic noise, however, would not affect the proposed Stormdrain Re-route and Building Demolition project.
- ✓ 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indi-cate what hours noise would come from the site. [\[help\]](#)
Construction-related noise would occur as a result of stormdrain re-route and building demolition. The proposed project would comply with provisions of Bellevue's Noise Control Code (BCC, Chapter 9.18, as Amended) during construction. No noise variance is anticipated.
- ✓ 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)
As noted, the project would comply with provisions of the City's Noise Control Code; specifically, construction hours would be limited to weekdays (non-holiday) from 7 AM to 6 PM and Saturdays from 9 AM to 6 PM (non-holiday). Sounds emanating from construction sites are prohibited on Sundays and legal holidays. Construction hours would be posted at the construction site, as directed by the City of Bellevue.

8. Land and Shoreline Use [\[help\]](#)

- ✓ a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)
The two buildings onsite that were formerly occupied by the Bellevue Cadillac dealership contain a total of approximately 31,798 sq. ft. of gross floor area, based on King Co. Assessor data. Portions of the buildings are currently leased by three interim tenants -- Jab's Kickboxing, High Performance Homes and Ballet Bellevue.

Surrounding adjacent land uses include:

- North - a one-story retail complex, the Bellevue North Shopping Center;
- Northeast - a four-story, 136 unit condominium building;
- East - the Belcarra Apartments, a 5-story mixed use building with 296 residential units and street level retail;
- Southeast - the Washington Square One residential tower;
- South - a two-story office building and a 21-story Hyatt Regency Hotel; and
- Southwest - a one-story Wendy's restaurant.

The proposed Stormdrain Re-route and Building Demolition project would involve re-routing the existing stormdrain onsite and demolition of the two existing buildings. As such, existing land uses onsite would be affected.

- ☒ b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)
No. There is no evidence that the site has been used for agriculture in the past 50 years.
- ☒ 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)
No. The proposal will not affect or be affected by working farms or forest land.
- ☒ c. Describe any structures on the site. [\[help\]](#)
There are two structures on the project site, including:
- *A one-story, 29,258 sq. ft. former Cadillac dealership that contained the showroom and dealership offices. This structure was constructed in 1970.*
 - *A one-story, 2,450 sq. ft. service repair garage that was also constructed in 1970.*
- ☒ d. Will any structures be demolished? If so, what? [\[help\]](#)
Both existing structures on the site would be demolished.
- ☒ e. What is the current zoning classification of the site? [\[help\]](#)
The site is zoned Downtown Multiple Use District (DNTN-MU).
- ☒ f. What is the current comprehensive plan designation of the site? [\[help\]](#)
The site is located within the Downtown Neighborhood Area (subarea).
- ☒ g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)
The project site is not located within the City's designated

shoreline boundary.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No part of the site has been classified as a critical area by the City of Bellevue or King County.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)
Once the proposed Stormdrain Re-route and Building Demolition project is completed, there would be no employees onsite.

- j. Approximately how many people would the completed project displace? [\[help\]](#)
The completed project would not displace anyone. There are no residences on the project site. As noted, there are three existing interim tenants that lease space in the existing buildings; each business would relocate prior to the start of demolition.

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
No impacts would occur and no mitigation measures are proposed.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The project site is located within the Downtown Subarea, one of 14 distinctive subareas within the City of Bellevue. The Downtown Subarea is intended to be a dense, mixed-use urban center and to serve as the continued location of cultural, commercial, entertainment, residential and regional uses. More specifically, the site is located within the Downtown Subarea's City Center North District; one of nine districts within downtown. Each district is intended to be a distinct, mixed-use neighborhood with a unique identity.

The proposed Stormdrain Re-route and Building Demolition project would prepare the site for mixed-use development.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

No mitigation measures are proposed. The project site is located within a dense urban center and is not located in the immediate vicinity of agricultural or forest lands.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

No housing is proposed as part of the Stormdrain Re-route and Building Demolition project.

- ✓ b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)
There is no housing on the project site and, therefore, none would be eliminated.
- ✓ c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)
No housing impacts would occur and no mitigation measures are necessary.

10. Aesthetics [\[help\]](#)

- ✓ a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)
No structures are proposed as part of the Stormdrain Re-route and Building Demolition project. The existing 1-story buildings onsite would be removed.
- ✓ b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
No public views would be altered as a result of the proposed Stormdrain Re-route and Building Demolition project.
- ✓ c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)
No significant adverse aesthetic impacts are anticipated and no mitigation measures are proposed.

11. Light and Glare [\[help\]](#)

- ✓ a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)
Light and glare resulting from the proposed project would be associated with mobile sources (e.g., vehicles maneuvering and operating within the site for ingress/egress associated the stormdrain re-route and building demolition) and temporary, construction-related safety lighting.
- ✓ b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)
No. Light and glare associated with the Proposed Action is not expected to cause a safety hazard nor interfere with views.
- ✓ c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)
There are no off-site sources of light or glare that would affect the Proposed Action.
- ✓ d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)
No significant adverse light or glare-related impacts are

anticipated and no mitigation measures are proposed.

12. Recreation [\[help\]](#)

- / a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)
There are several parks in the immediate vicinity of the project site (e.g., within a half mile or less), including:
- Robert E. McCormack Park, located approximately 0.10 mile to the northeast;
- Bovee Park, located approximately 0.3 mile to the northeast;
- Goddard Park, located approximately 0.4 mile to the southwest;
- City Hall Park, located approximately 0.4 mile to the southeast; and
- Downtown Park, located approximately 0.4 mile to the south.
- / b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
No. The proposed project would not displace any existing onsite recreational uses.
- / c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
No significant adverse recreational impacts would occur and no mitigation is necessary.

13. Historic and cultural preservation [\[help\]](#)

- / a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)
As noted, each of the two existing buildings onsite were built in 1970. There are no known buildings, structures, or sites proximate to the project site that are listed in or eligible for listing in national, state or local preservation registers.
- / b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)
There are no visible landmarks, features, or other evidence of Indian or historic use or occupation on the site.
- / c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)
Potential impacts to cultural and historic resources on or near the project site were assessed by consulting the Washington State Department of Archaeology and Historic

Preservation's Information System for Architectural and Archaeological Records Data (WISAARD).

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

No significant adverse impacts are anticipated and no mitigation measures are proposed.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)
As noted, the project site is located in downtown Bellevue on the southeast portion of a block that is bounded by NE 10th Stth on the south, 106th Avenue NE on the east, NE 12th Street to the north, and Bellevue Way NE to the west.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)
Yes. The site is currently served by public transit. The nearest transit stops are located on NE 10th Street (west of 108th Avenue NE), less than 600 feet east of the project site. The transit stops provide access to King County Metro route 249 and Community Transit routes 532 and 535.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)
The proposed Stormdrain Re-route and Building Demolition project would not provide any additional parking.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)
No modifications to the adjacent NE 10th Street or 106th Avenue NE are proposed in conjunction with the Stormdrain Re-route and Building Demolition project.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)
No. The project would not occur in the immediate vicinity of water, rail or air transportation.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)
The proposed Stormdrain Re-route and Building Demolition project would involve utility re-routing and demolition of two existing buildings onsite. Once this project is completed, no

vehicular traffic would be generated.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)
No. The proposed project would not affect or be affected by the movement of agricultural or forest products on roads or streets in the area.
- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)
No impacts are anticipated and no mitigation is necessary.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)
No increased need for public services is anticipated as a result of the proposed Stormdrain Re-route and Building Demolition project.
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)
No impacts are anticipated and no mitigation is necessary.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other
All utilities are currently available to the site.
- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)
- Stormwater - re-routing of the existing storm sewer onsite.

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Jeff Kiser

Name of signee: *Jeff Kiser*

Position and Agency/Organization: *Project Manager, TC Northwest Development, Inc.*

Date Submitted: *November 27, 2018*

APPENDICES

APPENDIX A

SUPPLEMENTAL ENVIRONMENTAL CHECKLIST DATA

The following contains supplemental information to the SEPA Environmental Checklist prepared for the 1001 Office Towers – Stormdrain Re-route and Building Demolition project.

A. BACKGROUND INFORMATION

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonable available.

Location of Proposal

The project site is located in downtown Bellevue on the southeast portion of a block that is bounded by NE 10th Street on the south, 106th Avenue NE on the east, NE 12th Street on the north, and Bellevue Way NE on the west. See **Figure 1** for a vicinity map and **Figure 2** for existing site conditions, **Figure 3** for the existing stormdrain location and **Figure 4** for the proposed re-routed stormdrain location.

Project Address

1001 106th Avenue NE, Bellevue, Washington

Section, Township and Range

Section 29, Township 25 North, Range 5 East

Legal Description

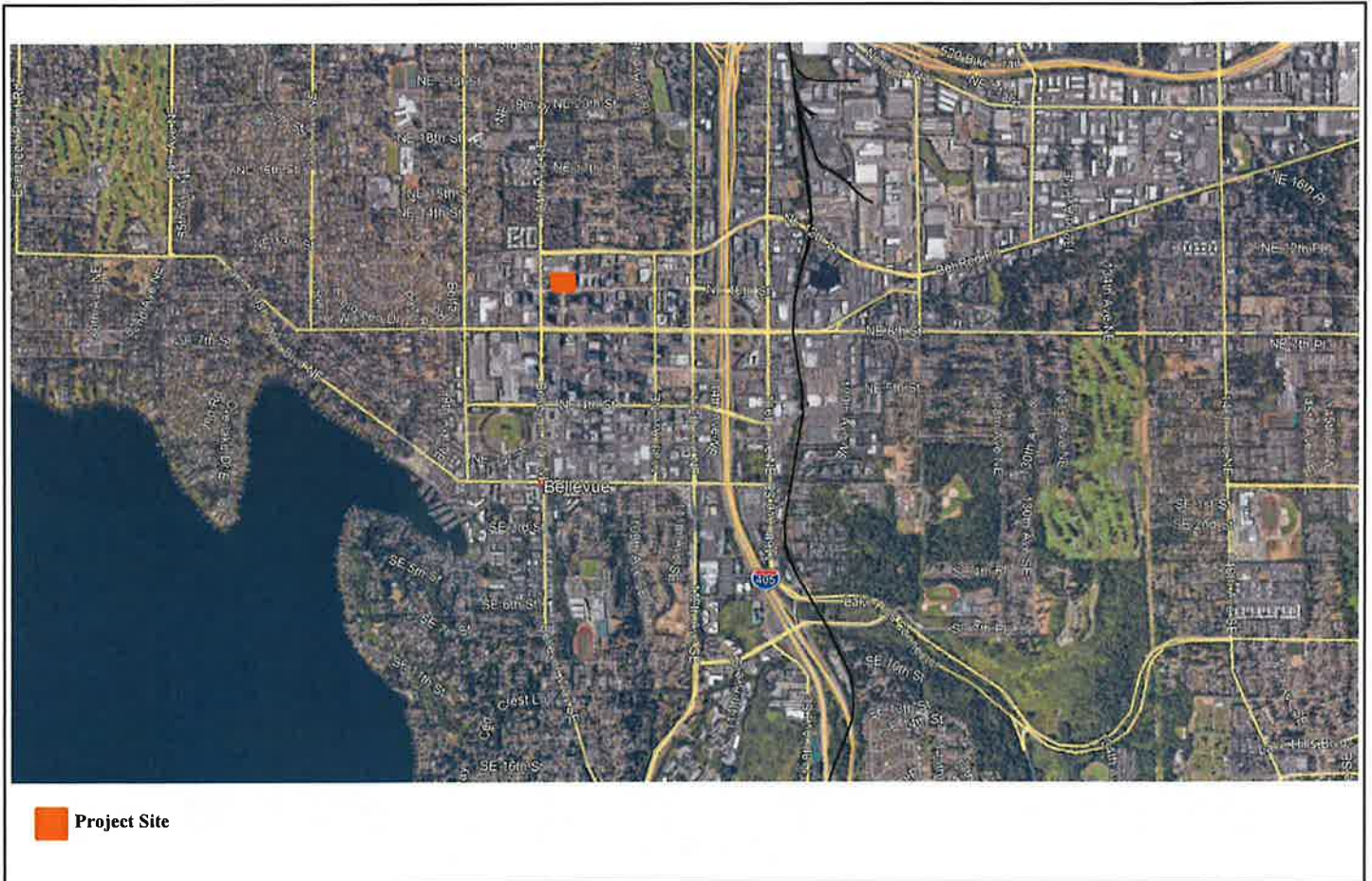
THAT PORTION OF THE SOUTH 318 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., LYING EAST OF THE WEST 175 FEET OF SAID NORTHWEST QUARTER;

EXCEPT THAT PORTION THEREOF LYING WITHIN THE SOUTH 713.13 FEET OF SAID SECTION 29;

AND EXCEPT THE EAST 60 FEET THEREOF CONVEYED TO THE CITY OF BELLEVUE FOR 106TH AVENUE NORTHEAST BY DEEDS RECORDED UNDER RECORDING NOS. 6071218 AND 6007443;

AND EXCEPT THAT PORTION THEREOF CONDEMNED FOR STREET PURPOSES IN KING COUNTY SUPERIOR COURT CAUSE NO. 90-2-03249-3;

1001 Office Towers Development Environmental Checklist



Source: EA, 2018

EA EA Engineering,
Science, and
Technology, Inc., PBC

Figure 1
Vicinity Map
Page 2

**1001 Office Towers Development
Environmental Checklist**



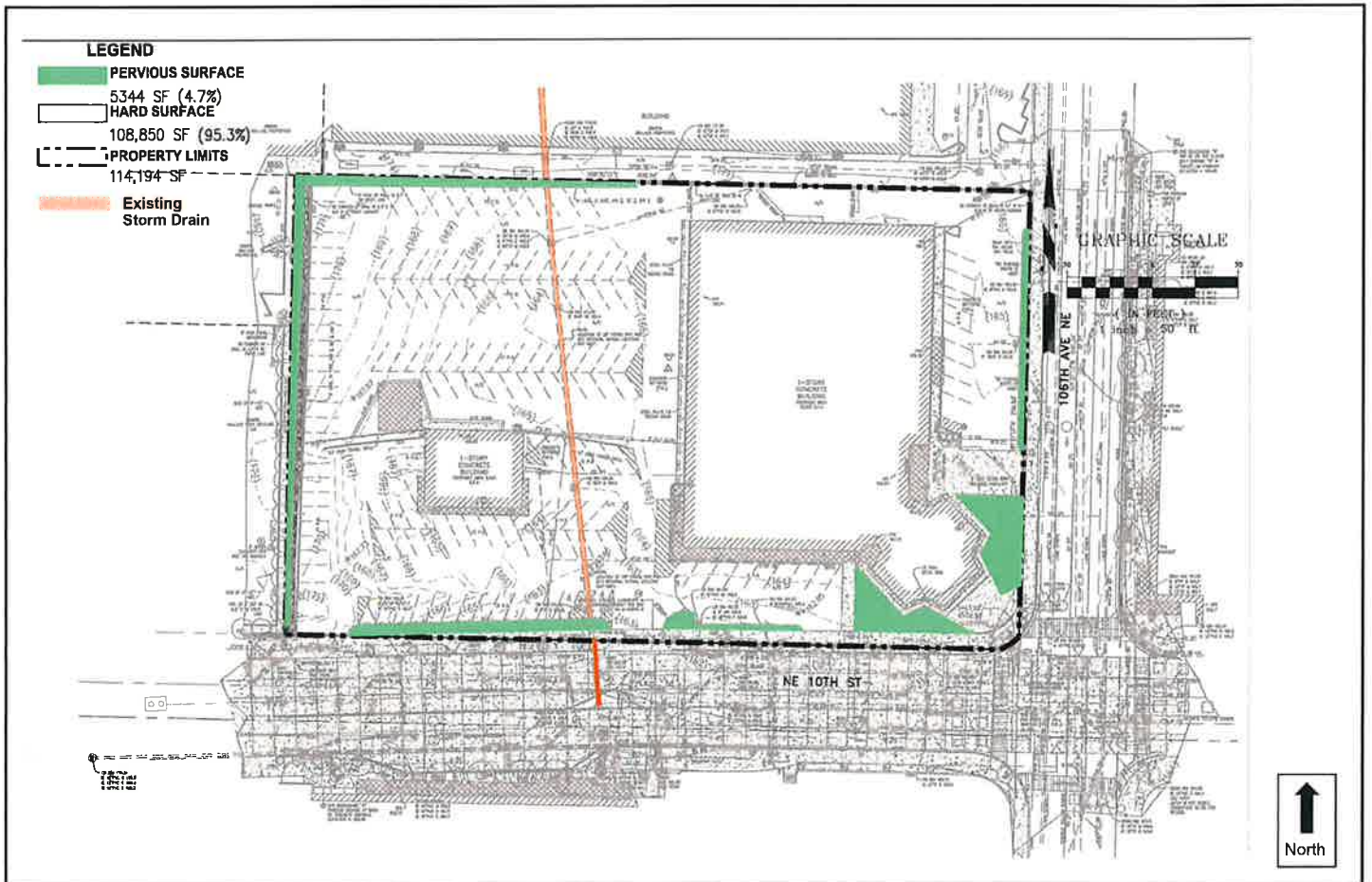
Source: EA, Google Earth, 018



Figure 2

Existing Conditions

1001 Office Towers Development Environmental Checklist



Source: DCI Engineers, 2018 and EA, 2018



Figure 3

Existing Storm Drain Location

1001 Office Towers Development Environmental Checklist

Existing
Storm Drain

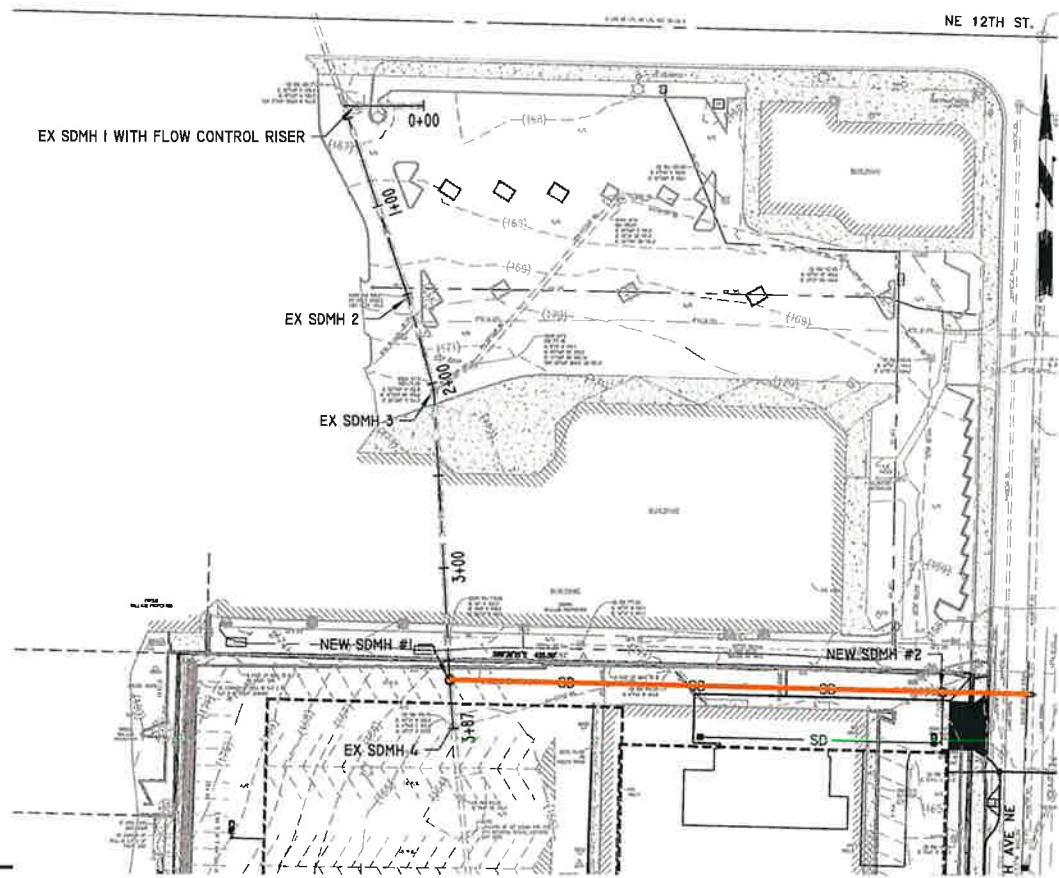


Figure 4

Proposed Re-routed Storm Drain Location

Source: DCI Engineers, 2018 and EA, 2018

EA EA Engineering,
Science, and
Technology, Inc., PBC

